019.0	0001	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,216,600	/	1,216,600
USE VALUE:	1,216,600	/	1,216,600
ASSESSED:	1,216,600	/	1,216,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		SPY POND PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BARBER BRADFORD C
Owner 2:	
Owner 3:	
Street 1:	74 SPY POND PKWY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HARTFORD WILLIAM -
Owner 2:	-
Street 1:	74 SPY POND PKWY
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .266 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Wood Shingle Exterior and 2278 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11585.000	368,500		848,100	1,216,600
Total Card	0.266	368,500		848,100	1,216,600
Total Parcel	0.266	368,500		848,100	1,216,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 534.02 | /Parcel: 534.02

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 13531

GIS Ref

GIS Ref

Insp Date 01/05/18

!1601!

PREVIOUS ASSESSMENT

Parcel ID 019.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	368,500	0	11,585.	848,100	1,216,600		Year end	12/23/2021
2021	101	FV	354,300	0	11,585.	848,100	1,202,400		Year End Roll	12/10/2020
2020	101	FV	354,300	0	11,585.	848,100	1,202,400	1,202,400	Year End Roll	12/18/2019
2019	101	FV	333,100	0	11,585.	928,700	1,261,800	1,261,800	Year End Roll	1/3/2019
2018	101	FV	409,300	0	11,585.	591,000	1,000,300	1,000,300	Year End Roll	12/20/2017
2017	101	FV	409,300	0	11,585.	540,400	949,700	949,700	Year End Roll	1/3/2017
2016	101	FV	409,300	0	11,585.	439,000	848,300	848,300	Year End	1/4/2016
2015	101	FV	336,000	0	11,585.	439,000	775,000	775,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:15:31

LAST REV

Date	Time
10/24/19	15:20:01
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1601

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARTFORD WILLIA	1358-32		8/11/2008		812,000	No	No		
MANOLI LUCY F	1301-69		6/1/2005		776,000	No	No		
	587-36		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	13531
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/23/2009	1192	Re-Roof	8,000					

ACTIVITY INFORMATION

Date	Result	By	Name
1/5/2018	Inspected	PH	Patrick H
12/6/2017	MEAS&NOTICE	BS	Barbara S
3/12/2009	Meas/Inspect	163	PATRIOT
3/7/2009	Missed Appt.	197	PATRIOT
10/29/2005	MLS	HC	Helen Chinal
9/28/1999	Meas/Inspect	264	PATRIOT
3/4/1994		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11585		Sq. Ft.	Site		0	85.	0.86	2			View	30					848,146						848,100	

Total AC/HA:	0.26596	Total SF/SM:	11585	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	
Total:	848,146	Spl Credit		Total:	848,100				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	12	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.01353467
Adj $ / SQ:	136.827
Other Features:	94650
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	452652
Depreciation:	84193
Depreciated Total:	368459

COMMENTS

FPL BLOCKED NON FUNCT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

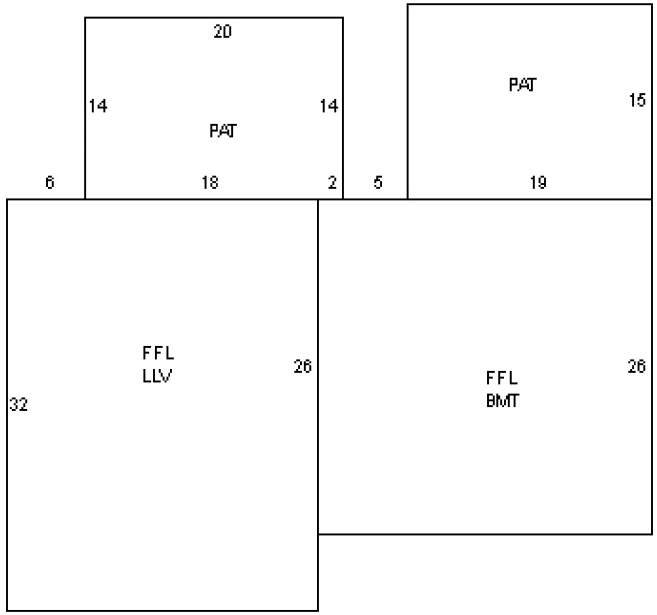
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	150.51
Special Features:	0	Val/Su Net:	106.72
Final Total:	368500	Val/Su SzAd	255.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,444	136.830	197,578
LLV	Lower Level	768	75.810	58,223
BMT	Basement	676	87.840	59,382
PAT	Patio	565	2.950	1,669

Net Sketched Area:	3,453	Total:	316,852
Size Ad	1444	Gross Area	3453	FinArea	2278
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	95	G	
LLV	100	FLA	25	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

019.0-0001-0004.0